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LAND FOR SALE

656.16 ± Acres, LeFlore County, Oklahoma

Highlights:

- Productive Farms with Irrigation
- Quality Soils
- Hunting Potential



For additional information, please contact:

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Property Information

Directions to Property:

From Sallisaw, Oklahoma, go south on Highway 59 approximately 16 miles to Tucker Road. At Tucker Road go east 3.5 miles to Tract #3, watch for signs.

Property Description:

Excellent opportunity to add multiple productive dryland and irrigated farms in Leflore County to your operation. Few farms come to public market in this area. Excellent hunting potential in areas of the farms.

Legal Descriptions:

Tract 1:

Part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 10 North, Range 25 East, Leflore County, Oklahoma, being more particularly described as follows:

Beginning at the Northeast Corner of the Northeast Quarter of the Northeast Quarter. Thence along the East line of said Forty, South 01 degrees 46 minutes 31 seconds East, 390.60 feet to a set rebar with cap on the high water mark of the Arkansas River. Thence leaving said East line and along the high water mark the following bearings and distances: North 69 degrees 03 minutes 15 seconds West, 96.97 feet. North 66 degrees 34 minutes 06 seconds West, 146.66 feet. North 69 degrees 08 minutes 02 seconds West, 70.17 feet. North 70 degrees 31 minutes 13 seconds West, 75.77 feet. North 68 degrees 29 minutes 08 seconds West, 69.07 feet. North 55 degrees 54 minutes 01 seconds West, 216.97 feet. North 24 degrees 31 minutes 51 seconds West, 49.06 feet. North 45 degrees 00 minutes 52 seconds West, 48.99 feet to a set rebar with cap on the North line of the Northeast Quarter of the Northeast Quarter. Thence leaving said high water mark and along the North line of said Forty, North 88 degrees 09 minutes 06 seconds East, 649.29 feet to the Point of Beginning, containing 3.51 acres and subject to any Easements of Record. AND Part of the Northeast Quarter of Section 19, Township 10 North, Range 25 East, Leflore County, Oklahoma being more particularly described as follows:

Beginning at the Southeast Corner of the Northeast Quarter. Thence along the South line of said Forty, South 88 degrees 00 minutes 59 seconds West, 2,641.25 feet to an existing rebar marking the Southwest Corner of the Northeast Quarter. Thence along the West line of said Northeast Quarter, North 01 degrees 44 minutes 55 seconds West, 1,943.09 feet to a point on the high water mark of the Arkansas River. Thence leaving said West line and along the high water mark the following bearings and distances: South 85 degrees 22 minutes 16 seconds East, 224.85 feet. North 84 degrees 31 minutes 04 seconds West, 63.85 feet. South 85 degrees 22 minutes 36 seconds East, 54.20 feet. South 77 degrees 44 minutes 22 seconds East, 42.00 feet. South 79 degrees

58 minutes 47 seconds East, 106.37 feet. South 81 degrees 12 minutes 20 seconds East, 173.67 feet. South 84 degrees 27 minutes 12 seconds East, 101.43 feet. South 76 degrees 15 minutes 21 seconds East, 256.45 feet. South 83 degrees 17 minutes 27 seconds East, 57.39 feet. South 74 degrees 03 minutes 34 seconds East, 128.65 feet. South 81 degrees 27 minutes 53 seconds East, 106.41 feet. South 89 degrees 02 minutes 39 seconds East, 30.06 feet. South 58 degrees 29 minutes 43 seconds East, 37.53 feet. South 75 degrees 14 minutes 30 seconds East, 187.06 feet. South 71 degrees 41 minutes 19 seconds East, 241.53 feet. South 68 degrees 40 minutes 14 seconds East, 99.99 feet. South 75 degrees 27 minutes 11 seconds East, 63.35 feet. South 68 degrees 35 minutes 57 seconds East, 499.15 feet. South 51 degrees 26 minutes 09 seconds East, 29.66 feet. South 18 degrees 11 minutes 43 seconds East, 21.28 feet. South 05 degrees 54 minutes 59 seconds East, 28.26 feet. South 72 degrees 59 minutes 04 seconds East, 106.51 feet. South 62 degrees 24 minutes 32 seconds East, 162.16 feet to a point on the East line of the Northeast Quarter. Thence leaving said high water mark and along said East line, South 01 degrees 46 minutes 31 seconds East, 1,101.17 feet to the Point of Beginning, containing 99.14 acres and subject to any Easements of Record. "Per the survey deeded acres are 102.65 acres, the survey notes that there is 57.23 acres in the Arkansas River Wetbed and these acres are not included in the sale price."

Tract 2:

Pt W1/2 SW & Pt SW NW Beg 295 N SW Cor SW E295 S295 E1025 N3292.35 W151.26 S21 Dg34'W558.22 N37 Dg05'w526.25 N72 Dg13'w321.63 N83 Dg58'w189.21 S54 Dg29'w194.49 S2899.46 To POB Less 2910 N25 E A Tract In SW/4 Beginning At SW/C SESW Then N000425W 2954.04 FT Then S06149 E217.41 FT Then S213401 W558.22 FT Then S065149 E21741 FT Then S052458E 725 FT Then S105756E 224.99 FT Then S074052E 160.68 FT Then S284554E 3.81 FT Then N89564E FT to POB BD, Section 29 T10N - R25E AND Pt E/2 NW Beg 540.07 S NW Cor S2101.19 E1323.88 N88.02 N45 Dg23'w348.52 N28 Dg16'w638.93 N38 Dg03'w396.15 N18 Dg39'w334.60 N18 Dg58'w435.47 To POB, Section 32 T10N - R25E, Total of 93.28 Acres

Tract 3:

Lots 2 & 3 & SE NW & NE SW & Pt S1/2 N1/2 NW (9.75 Ac) AND Lot 4 & SE SW & S1/2 SE Less Beg SE Cor S88 Dg05'w756.31 N06 Dg36'w1325.11 N88 Dg05'e861.24 S02 Dg04'e1320.63 POB, All in Section 31 T10N - R25E, Total of 300.3 Acres

Tract 4:

N1/2 SE & N1/2 S1/2 SE & SW SW SE AND S1/2 SE SE & SE SW SE, All in Section 5 T9N - R25E, Total of 160 Acres

Farm Data:

Tract 1:

Cropland	89.9 acres
Non-crop	12.75 acres
River	<u>57.23 acres</u>
Total	159.88 acres

Tract 2:

Total	103.28 acres
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Tract 3:

Cropland	289.42 acres
Non-crop	<u>10.81 acres</u>
Total	300.23 acres

Tract 4:

Cropland	156.59 acres
Non-crop	<u>3.41 acres</u>
Total	160 acres

FSA Information:

Tract 1:

<u>Base</u>	<u>Yield</u>
Wheat	18.4 acres 35 bushels
Corn	23.8 acres 71 bushels
Soybeans	17.8 acres 9 bushels

Tract 2:

<u>Base</u>	<u>Yield</u>
Wheat	24.55 acres 43 bushels
Soybeans	43.29 acres 9 bushels

Not all acres are noted due to reconstitution of farms

Tract 3:

<u>Base</u>	<u>Yield</u>
Wheat	57.4 acres 35 bushels
Corn	74.4 acres 71 bushels
Soybeans	55.7 acres 9 bushels

Tract 4:

<u>Base</u>	<u>Yield</u>
Wheat	30.5 acres 35 bushels
Corn	39.5 acres 71 bushels
Soybeans	29.6 acres 9 bushels

Improvements:

Tract 1:

2012 Valley 7 Tower Irrigation Pivot w/End Gun River Pump, RotoPhase

Tract 3:

2001 Valley 7 Tower Irrigation Pivot w/End Gun
 1997 Valley 6 Tower Irrigation Pivot w/ End Gun (not operable)
 2010 John Deere 4045TF25 Power Unit w/Generator
 Irrigation Well # 153143, Drill Date: 05/30/2013
 Depth: 60 ft

Tract 4:

2010 Valley 7 Tower Irrigation Pivot w/ End Gun
 2011 John Deere Power Unit w/ Generator
 Irrigation Well #: 81873, Drill Date: 06/25/2001
 Depth: 38 ft

2023 Taxes:

Tract 1: \$339 **Tract 2:** \$113
Tract 3: \$700 **Tract 4:** \$367

Minerals:

All minerals will be retained by Seller.

Price:

\$3,100,000



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Tract 1:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
W	Water	55.91	35.33	0	-	8
17	Coushatta silt loam, 0 to 1 percent slopes, rarely flooded	50.13	31.68	0	90	1
49	Oklared fine sandy loam, 0 to 1 percent slopes, rarely flooded	35.58	22.48	0	85	2e
58	Roxana very fine sandy loam, 0 to 1 percent slopes, rarely flooded	13.66	8.63	0	90	1
Cr	Kiomatia loamy fine sand, 0 to 3 percent slopes, occasionally flooded	1.58	1.0	0	40	3e
40	Moreland silty clay loam, 0 to 1 percent slopes, rarely flooded	1.4	0.88	0	63	4w
TOTALS		158.26(*)	100%	-	56.34	3.74



Tract 2:

Aerial Map

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
56	Redport silty clay loam, 0 to 1 percent slopes, rarely flooded	53.59	57.08	0	87	2e
39	Moreland silty clay, 0 to 1 percent slopes, rarely flooded	15.5	16.51	0	56	4w
32	Latanier silty clay, 0 to 1 percent slopes, rarely flooded	9.46	10.08	0	72	3w
40	Moreland silty clay loam, 0 to 1 percent slopes, rarely flooded	8.91	9.49	0	63	4w
30	Kiomatica fine sandy loam, 1 to 3 percent slopes, rarely flooded	3.21	3.42	0	60	3s
44	Norwood silty clay loam, 0 to 1 percent slopes, rarely flooded	2.73	2.91	0	85	2s
46	Norwood loam, 0 to 1 percent slopes, rarely flooded	0.39	0.42	0	84	2s
17	Coushatta silt loam, 0 to 1 percent slopes, rarely flooded	0.1	0.11	0	90	1
TOTALS		93.89(*)	100%	-	77.11	2.65



Tract 3:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
25	Garton silty clay loam, 0 to 1 percent slopes, rarely flooded	114.26	38.83	0	67	2w
19	Coushatta silty clay loam, 1 to 3 percent slopes, rarely flooded	70.35	23.91	0	90	2e
56	Redport silty clay loam, 0 to 1 percent slopes, rarely flooded	65.76	22.35	0	87	2e
39	Moreland silty clay, 0 to 1 percent slopes, rarely flooded	38.28	13.01	0	56	4w
36	Lynnville variant silty clay, 0 to 1 percent slopes, occasionally flooded	5.44	1.85	0	61	4w
2	Bengal-Clebit association, 3 to 15 percent	0.17	0.06	0	48	6e
TOTALS		294.26(*)	100%	-	75.42	2.3



Tract 4:

Aerial Map

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
19	Coushatta silty clay loam, 1 to 3 percent slopes, rarely flooded	57.08	36.09	0	90	2e
31	Kiomatia silty clay loam, 1 to 3 percent slopes, rarely flooded	39.71	25.1	0	71	2e
63	Severn very fine sandy loam, 0 to 1 percent slopes, rarely flooded	24.87	15.72	0	86	2e
44	Norwood silty clay loam, 0 to 1 percent slopes, rarely flooded	22.47	14.21	0	85	2s
36	Lynnville variant silty clay, 0 to 1 percent slopes, occasionally flooded	14.01	8.86	0	61	4w
46	Norwood loam, 0 to 1 percent slopes, rarely flooded	0.04	0.03	0	84	2s
TOTALS		158.18(*)	100%	-	81.32	2.18



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Property Location Map



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